

# ***Vented Restaurant Opportunity in Chelsea***

***249 West 26<sup>th</sup> Street***

*Between 7<sup>th</sup> / 8<sup>th</sup> Avenues*

***2,214 Square Feet Ground***

***About 35' Frontage on 26<sup>th</sup> Street***

***Vented Restaurant Space***

***Full Liquor Previously in Place***

***Asking Rent Upon Request***

***Great Chelsea Neighborhood***

A fully built out restaurant situation with some fixtures and furnishings remaining. Fully vented with gas, this is a great opportunity to lease a space that has a fully built bar area along with large dining room and the previous tenant had a sidewalk café permit as well. Ceiling heights vary from about 10' up to as much as 13+' throughout the dining area. Prime location close to Penn Station and just off of 8<sup>th</sup> Avenue. No key money!



***For More Information Please Contact***

**Jeffrey Angel**

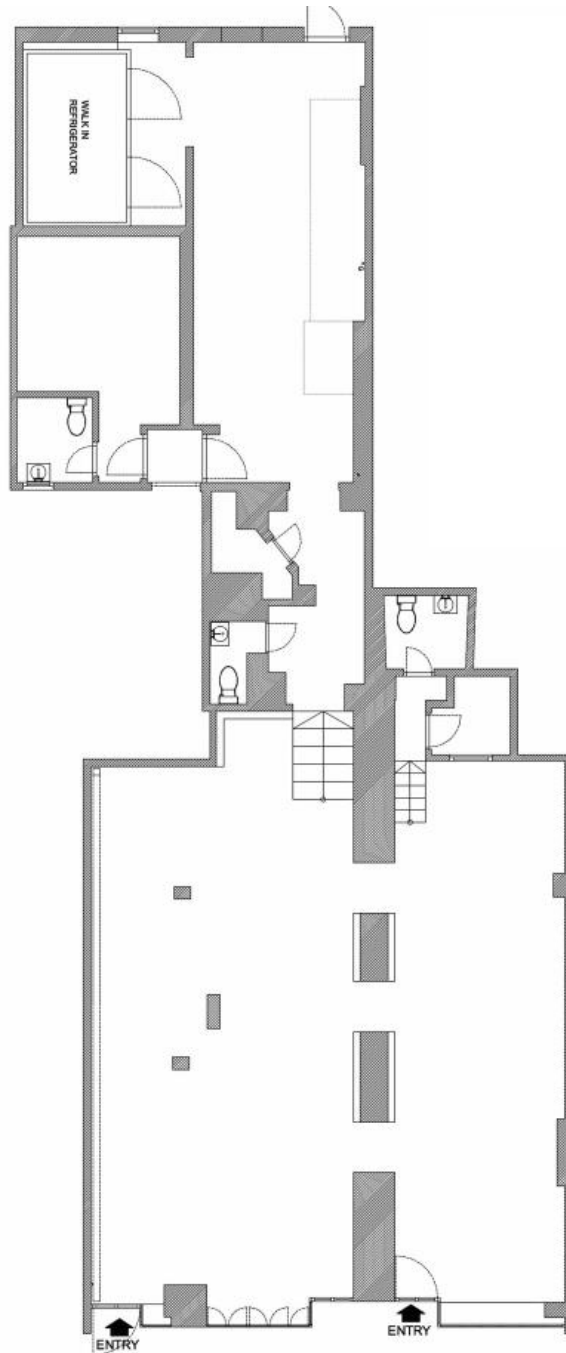
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# ***Floorplan*** ***249 West 26<sup>th</sup> Street***



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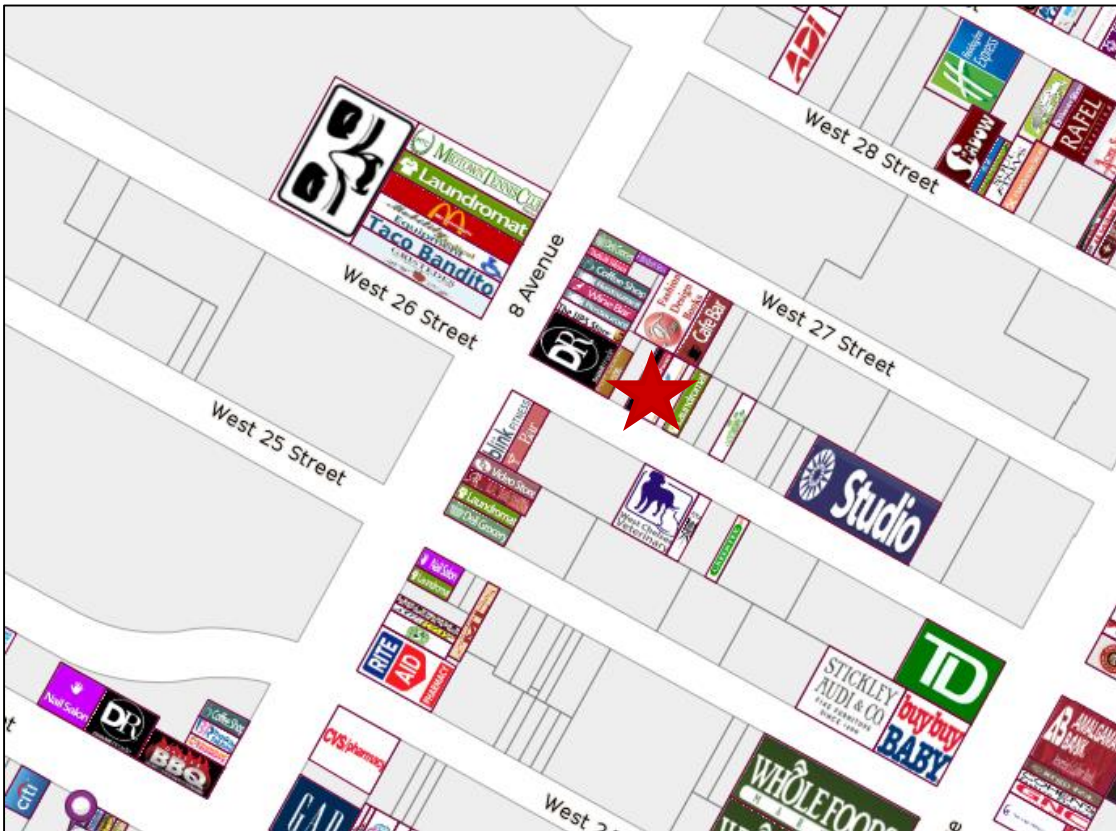
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# Neighborhood Map 249 West 26<sup>th</sup> Street

Strong mix of commercial tenants as well as residential with new developments on the block at the corner of 8<sup>th</sup> Avenue as well as Penn South being a half a block away, there is a very dense daytime and evening population in the area. Rachel Ray tv show filmed daily on the block at Chelsea Studios and major crowds forming often. Close to Penn Station and the A,C,E,1,2,3 trains.

### Neighbors Include:

Rachel Ray TV Show ♦ Blink Fitness ♦ Bright Horizons Learning Center ♦ Duane Reade Bean & Bean Coffee ♦ Gristedes Mega Store ♦ McDonald's ♦ Chipotle & more



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